

**NOTICE OF DIRECTOR'S DECISION
TYPE II PRELIMINARY PARTITION
TYPE II MINOR ADJUSTMENT**

DECISION DATE: November 19, 2004

TO: All Interested Parties

FROM: Jeff Caines, Assistant Planner

PROPOSAL: Hedlund 3-lot Partition
Minor Adjustment to Section 20.05.50.2.B

LOCATION: 15105 SW Hedlund Lane
Map #1S1-32AB Lot #700

SUMMARY: The applicant is proposing to create a three lot preliminary plat, from one piece of property. The proposed preliminary plat fronts SW Hedlund Land and SW 152nd Avenue. The applicant has also applied for a minor adjustment to deviate from the Site Development Standard 20.05.50.2.B which states that no lot depth shall be more than 2 1/2 times the lot width. For specific details of the Preliminary Partition and Minor Adjustment, please refer to the file located at the Development Services Division, 2nd Floor, Beaverton City Hall.

APPLICANT: Round Stone Development
Alan DeHarpport
9550 SW Beaverton-Hillsdale Highway
Beaverton, OR 97005

PROPERTY OWNER: Dino & Sonja Tetrone
20300 SW Kruger Road
Sherwood, OR 97140

RECOMMENDATIONS: **LD2004-0039 (Hedlund 3-Lot Preliminary Partition) and ADJ2004-0017 (Minor Adjustment): Approval** subject to conditions identified at the end of this report.

VICINITY MAP

BACKGROUND FACTS

Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision</u>	<u>240-Day*</u>
LD2004-0039	September 17, 2004	October 12, 2004	February 9, 2005	May 15, 2005
ADJ2004-0017	September 17, 2004	October 12, 2004	February 9, 2005	May 15, 2005

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	Urban Standard Density (R-5)	
Current Development	The site is currently developed as a single family residential site.	
Site Size	18,674 sq. ft.	
NAC	Neighbors Southwest	
Comprehensive Plan	<p><u>Land Use:</u> Standard Density Residential (NR-SD)</p> <p><u>Street Functional Classification Plan:</u> SW 152nd Avenue is designated as a “Neighborhood” route. SW Hedlund Lane is designated as a local street.</p> <p><u>Pedestrian Master Plan:</u> The Pedestrian Master Plan does not show existing sidewalks on 152nd Avenue or Hedlund Lane.</p> <p><u>Street Improvement Master Plan:</u> The Transportation System Plan Street Improvement Master Plan does not show any future improvements to either 152nd Avenue or Hedlund Lane.</p> <p><u>Bicycle Master Plan and Action Plan:</u> The Bicycle Master Plan and Action Plan show does not show any future improvements to either 152nd Avenue or Hedlund Lane with respect to bicycle paths.</p>	
Surrounding Uses	<u>Zoning:</u> North: Urban Standard Density (R-5) South: Same East: Same West: Same	<u>Uses:</u> North: Residential South: Residential East: Residential West: Residential

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Exhibit 1 Public Comments

Diana Goodwin Shavey – 10455 SW 152nd Avenue, Beaverton, OR 97007
Ashy & Barbara Chhaya – 10400 SW 152nd Avenue, Beaverton, OR 97007
Stefanie Hanson – 10395 SW 152nd Avenue, Beaverton, OR 97007
Vicki Jubinville – 10769 SW Heron Circle, Beaverton, OR 97007
Susan Phillips – 10765 SW Heron Circle, Beaverton, OR 97007
William Dovers – 10475 SW 152nd Avenue, Beaverton, OR 97007
Robert & Carry Shingler – 10761 SW Heron Circle, Beaverton, OR 97007
K. Sugasaki – 10777 SW Heron Circle, Beaverton, OR 97007
Scott & Martha Spinks – 10425 SW Dunlin Place Beaverton, OR 97007
Patrick Gordon – 10773 SW Heron Circle, Beaverton, OR 97007
Ritchie & Gayle Alladin – 10430 SW Dunlin Place, Beaverton, OR 97007
Adeline Rahadian – 10415 SW 152nd Avenue, Beaverton, OR 97007
Lisa & Dave Rynd – 10430 SW 152nd Avenue, Beaverton, OR 97007